

ORDINANCE # 905

AN ORDINANCE OF THE CITY OF WILLIAMS, STATE OF ARIZONA AMENDING THE WILLIAMS CITY CODE, TITLE 11 – SUBDIVISIONS

WHEREAS, the City of Williams’ existing subdivisions code was originally adopted in 1974; and

WHEREAS, certain changes are needed so that the job titles and definitions conform with those in other code titles; and

WHEREAS, additional changes are needed to provide for half-street improvements;

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and City Council of the City of Williams as follows:

Section 1. The Williams City Code, Article 11-1.04, is hereby amended to read as follows:

Enforcement The Planning and Zoning Official for the City shall enforce this title.

Section 2. The Williams City Code, Article 11-2.01, is hereby amended to read as follows:

Requests Amendments to this title may be requested by any person or agent of any person by filing an application with the Planning and Zoning Official. Amendments to this title may also be initiated by the City Council or the Planning and Zoning Commission.

Section 3. Definitions in the Williams City Code, Article 11-3.02, are hereby amended to read as follows:

“Floodplain” means any land area susceptible to being inundated by flood waters from any source.

“Lot” means a parcel or unit of land with a separate and distinct number or other designation shown on a plat recorded in the office of the county recorder of Coconino County and held or intended to be held in a separate lease or ownership, and having frontage on at least one street unless otherwise allowed by the Zoning Code.

“Lot depth” means the horizontal distance between the front and rear lot lines, measured along the median between the side lot lines.

“Lot line, front” means that lot boundary line which abuts a street, or in the case of a corner lot, that boundary line which abuts the narrowest street frontage of a lot and which the front of the building faces or will face.

“Lot width” means the width of a lot as measured at the minimum required front setback line.

“Proof of ownership” means a deed, title company certification, or some other document acceptable to the Planning and Zoning Official.

“Right-of-Way” means a right of road and/or utility access across or through one property to reach another property.

“Waterway” or “Watercourse” means a defined landform that carries water.

Section 4. The Williams City Code, Article 11-5.01, is hereby amended to read as follows:

Intent The preliminary plat is the first stage in the subdivision approval process. At this stage the subdivider is responsible for completing the necessary background studies and research to enable the delineation of a subdivision that meets all requirements of the City. All existing and proposed physical aspects of the property and adjacent properties are analyzed at this stage in the process. In addition, the need for and the availability of utility, services, and facilities will also be analyzed and projected. It is the intent of the City that all subdivisions are planned and designed to blend harmoniously into the existing development surrounding them. In addition, each subdivision should be carefully planned to ensure compatibility with existing utilities, streets, and other needed support infrastructure.

Section 5. The Williams City Code, Article 11-6.01, is hereby amended to read as follows:

Intent The final plat is the last stage in the subdivision approval process. At this stage the subdivider is responsible for delineation and dedication of all public rights-of-way and easements, dedication of other public lands, if required, and final lot and block configuration. In addition, all public improvements associated with the subdivision are identified and quantified, and the subdivider is required to enter into an agreement with the City which guarantees that the appropriate improvement costs are borne by the subdivider. These costs shall include the estimated cost of half-street improvements for any portion of a street that abuts the subdivision.

Section 6. The Williams City Code, Articles 11-6.04(a) & 6.04(b), are hereby amended to read as follows:

The Planning and Zoning Official shall review the application to determine whether it is consistent with the approved preliminary plat.

If the Planning and Zoning Official determines that the final plat application is not in compliance with the approved preliminary plat a list of the deficiencies will be given to the subdivider.

Section 7. The Williams City Code, Article 11-7.02(d), is hereby amended to read as follows:

Residential corner lots should be platted wider than interior lots in order to permit conformance to required side yard setbacks.

Section 8. The Williams City Code, Article 11-7.03(d), is hereby amended to read as follows:

Street jogs shall have a minimum centerline offset of one hundred fifty (150) feet for local streets, four hundred (400) feet for collector streets, and five hundred (500) feet on arterials.

Section 9. The Williams City Code, Article 11-7.03(i), is hereby amended to read as follows:

Names of streets shall be consistent with the natural alignments and extensions of existing streets. New street names shall not duplicate in whole or in part, or be confusing with existing names. Street names must be approved by the Coconino County Addressing Specialist, the Williams Postmaster and the Williams Police Department before inclusion in the final plat.

Section 10. The Williams City Code, Article 11-8.01(a), is hereby amended to read as follows:

It shall be the responsibility and the duty of the subdivider to improve or agree to improve all public improvements and all other subdivision improvements as specified herein, in the subdivision and adjacent thereto required to serve the subdivision. These shall include half-street improvements for any portion of a street that abuts the subdivision. No permanent improvement work shall be commenced until improvement plans and profiles have been approved by the City. Improvements shall be installed to the permanent line and grade and to the satisfaction of the City Engineer, and in accordance with guidelines approved by the City for site development and infrastructure construction. Cost of all inspections shall be paid by the subdivider. Improvements include the following:

Section 11. The Williams City Code, Article 11-8.01(a)(9), is hereby amended to read as follows:

Street name signs and other traffic control devices shall be installed by and at the sole expense of the subdivider.

Section 12. The Williams City Code, Article 11-9.02(b), is hereby amended to read as follows:

A request for a variance from one or more of the requirements of this title shall be made in writing along with other material as appropriate, to the Planning and Zoning Official who shall schedule the variance request for consideration and recommendation by the Planning and Zoning Commission and decision by the City Council after holding a public hearing.

Section 13. The Williams City Code, Articles 11-9.03(a) & 9.03(b), are hereby amended to read as follows:

A subdivider/applicant or other citizen aggrieved by the interpretation of the provisions of this title may appeal any decision of the Planning and Zoning Official.

A request for an appeal shall be made in writing along with other material as appropriate, to the Planning and Zoning Official who shall schedule the appeal request for consideration and recommendation by the Planning and Zoning Commission after a public hearing and decision by the City Council after holding a public hearing.

PASSED, ADOPTED AND APPROVED by the Mayor and Council of the City of Williams this 8th day of January, 2009, by a vote of 6 in favor and 0 opposed.

John Moore, Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney